

July 10, 2018

Dear Resident:

As you may be aware, late last year the City of St. Joseph announced its intention to annex all Township land located north and east of Interstate 94 pursuant to the terms of the orderly annexation agreement between the City and Town that was signed in 2010. The St. Joseph Town Board disputed the City's ability to annex these properties under the orderly annexation agreement, and the City and Township began negotiations in an attempt to work out a solution acceptable to both parties and which would mitigate the impacts of annexation where possible. After several months of negotiations, the City and Town negotiating committees have reached a tentative agreement that will be presented to the Town Board for its consideration and approval at a July 17, 2018 meeting at the AMI AUCTION FACILITY.

The tentative agreement would annex a significant portion of the Township north and east of I-94. A map of the property that will be annexed is on the back side of this letter. For those properties that will be annexed if this agreement is approved, the tax rate for the commercial and industrial properties will increase from the Township's current tax rate to the City's tax rate in five equal, annual steps. In year six these properties will be fully taxed at the City's tax rate. All other annexed properties will remain at the Township's 2018 tax rate until: 1) The property is developed commercially or industrially, or 2) The City makes sewer or water services readily available to serve the property. If City sewer and water are made available to a residential property, the owner will be required to connect to water immediately but may continue to use their septic system for seven years. Commercial and industrial properties will be required to connect when sewer and water are available. All properties will be subject to City assessment policies for sewer and water service when utilities are made available to such properties.

For those properties north and east of I-94 that are not annexed, they will remain in the orderly annexation area. These properties will remain in the Township, will be subject to the Township tax rate and will continue to receive services from the Township until the property owner: 1) petitions for annexation, or 2) the City has the immediate ability to extend sewer *and* water to the property and the property owner has a good faith intent to plat his/her property.

The Town Board will hold a public hearing at 7:30 p.m. on July 17 at the AMI AUCTION FACILITY located in the St. Joe Industrial Park East to explain the details of the proposed annexation agreement and to answer any questions the public may have about the agreement. After the public hearing the Town Board will vote on whether or not to approve the agreement. Please plan on attending this meeting. Directions to meeting are on back of this document.

**NOTE: Residents south of I-94 are encouraged to attend this meeting as they will not be affected by the annexation itself but will be affected by future township services and possible increase in taxes.**

Sincerely,

The St. Joseph Town Board

stjosephtownship.org